

CITY OF VANCOUVERSPECIAL COUNCIL - AUGUST 12, 1976PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, August 12, 1976, at 7:30 p.m., in the Gymnasium of Grenfell Elementary School, 3323 Wellington Street, for the purpose of considering amendments to the Zoning and Development By-law.

PRESENT: Mayor Phillips
 Aldermen Bird, Bowers, Boyce, Cowie,
 Harcourt, Kennedy, Marzari, Rankin,
 Sweeney, and Volrich

CLERK TO THE COUNCIL: D.H. Little

COMMITTEE OF THE WHOLE

MOVED by Ald. Volrich
 SECONDED by Ald. Rankin

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

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With the consent of the members of Council and the members of the public, rather than take each rezoning application individually, the Mayor requested the Clerk to read the descriptions of all three rezoning applications and the Director of Planning to outline all three proposals, so that the delegations would have an opportunity to speak to one or all of the rezoning applications when they were called upon to speak.

Mr. R. Youngberg briefly outlined the allowed form of development and restrictive conditions of the three rezoning applications.

The following delegations were heard:

Mrs. C. Taulu, representing the Ad Hoc Boundary/Tanner/Price Residents' Committee, submitted a brief (on file in the City Clerk's Office) opposing the rezoning of the west side of Boundary between Tanner and Price as the development originally presented to the community has been altered without the community's knowledge, traffic problems in the area have not been resolved, and the only available playground on the school grounds will have to be used for portables to accommodate the children from the proposed housing.

Mr. B. Lancey of the above Committee re-iterated concerns about the traffic, and stated that if Boundary Road is not widened and the trucks not taken off Joyce Street, the proposed housing should not be constructed.

Mrs. J. Johnson, also of the Ad Hoc Committee, wished some assurance that if the rezoning is approved, the proposed park development would go ahead at the same time as the housing.

Mr. J. McKay, a resident of Nanaimo Street, stated that the street is already a 'speedway', and that he and his neighbours do not want any more 'slum family housing'. Underground parking is dangerous and the Police Department have advised it is difficult to control vandalism.

Messrs. J. McClellan, L. Leclerc, J. Toomey, and W. Rosenmayer, opposed the proposed rezoning of the area generally bounded by Nanaimo, the lane north of 26th Avenue and the B.C. Hydro railway.

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Mr. Nathan Davidowicz submitted a brief (on file in the City Clerk's Office) concerning the lack of bus service on Kingsway between Boundary Road and Joyce Street. If the proposed development goes ahead at Foster and Euclid Avenues, the residents would have to walk more than one-half mile to a bus stop.

Mr. L. Taylor opposed the rezoning of the west side of Boundary between Tanner and Price Street.

Mrs. F. Simatos of the Cedar Cottage N.I.P. Committee stated that the area now contains public housing that is a disaster. Why should more be added to an already troubled neighbourhood.

Mr. Wiezereck stated he and his neighbours have tried to develop the east end by fixing up their houses so that people will think of the east end as part of Vancouver and not a 'low rental slum area'.

Mr. R. Glennie stated that property owners were concerned for not only their own houses but the area in which they live. People who rent would not have the same long range view of maintaining an area as would the existing residents.

Mr. R. Allen of the Cedar Cottage area feels that the school populations are not decreasing and money should be allocated to fix up the schools in the area.

Mrs. A. Binotto felt that money should not be put into public housing developments but should be more readily available for moderate income people who want to build small single-family houses.

The Mayor called for further delegations and no one appeared. The Council considered each application individually as follows:

1. West Side of Boundary Between Tanner and Price Streets

The Council considered the application of the Director of Planning to rezone the west side of Boundary between Tanner and Price Streets from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District.

The CD-1 By-law will restrict the form of development as follows:

USES:	Townhouses And Customarily Ancillary Uses
FLOOR SPACE RATIO:	Shall not exceed 0.60 and shall be measured as set out in the RS-1 Schedule.
HEIGHT:	Shall not exceed three storeys nor 35 feet as measured from the average building grade of Price and Tanner Streets respectively as determined by the City Engineers.
DWELLING UNITS PER ACRE:	Shall not exceed 20 Units per acre.
OFF-STREET PARKING:	1.5 spaces per unit shall be provided.

and subject to the following:

- A. Following the enactment of the (CD-1) Comprehensive Development By-Law, and prior to the issuance of a development permit, the detailed scheme of development shall be first approved by the Director of Planning after receiving advice from the Urban Design Panel, with due regard to the overall design and the provision and maintenance of useable open space, off-street parking, landscaping, vehicular ingress and egress and garbage collection facilities.

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- B. The owner shall formally dedicate for lane and road widening purposes as set out in the City Managers Report dated July 6, 1976 and consolidate the site into one parcel and register same in the Land Registry Office.
- C. The owner shall enter into any required bulkhead and utility easement agreements as determined by the City Engineer.
- D. That City Council approve the proposed park development and make arrangements for the Board of Parks and Recreation to take over the care and custody of the parksite and develop it for local purposes.

The application was approved by the Director of Planning and the Vancouver City Planning Commission which further recommends that the total area including both park and housing be included in the CD-1 application and that the use "Park" be included as an allowed use under the CD-1 By-law.

MOVED by Ald. Sweeney,
THAT the rezoning application not be approved.

- CARRIED

(Aldermen Boyce, Cowie, Harcourt, Marzari, and Rankin opposed)

2. Area Generally Bounded by Foster Avenue, Tyne Street, Euclid Avenue and Melbourne Street

The application to rezone the area generally bounded by Foster Avenue, Tyne Street, Euclid Avenue and Melbourne Street was received from the Director of Planning and considered by Council.

The CD-1 By-law will restrict the form of development as follows:

USES: Townhouses
Apartment Buildings
and customarily ancillary uses (including off-street parking)

FLOOR SPACE RATIO: Shall not exceed 0.60 and shall be computed as set out in the RS-1 Schedule.

HEIGHT: Not to exceed two storeys plus a basement nor 35 feet measured from the average building grades of Melbourne and Tyne Streets respectively as determined by the City Engineer.

DWELLING UNITS PER ACRE: Shall not exceed 23 units per acre.

OFF-STREET PARKING: One space per dwelling unit shall be provided plus 8 spaces for visitors.

and subject to the following:

- A. Following the enactment of the (CD-1) Comprehensive Development By-Law, and prior to the issuance of a development permit, the detailed scheme of development shall be first approved by the Director of Planning after receiving advice from the Urban Design Panel,

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with due regard to the overall design and the provision and maintenance of useable open space, off-street parking, landscaping, vehicular ingress and egress and garbage collection facilities.

- B. The owner shall formally dedicate land for a utility easement and road widening purposes as set out in the City Manager's Report dated July 6, 1976 and consolidate the site into one parcel and register same in the Land Registry Office.
- C. The City Council approve the proposed park development and that the City Council make suitable arrangements for the Board of Parks and Recreation to take over the care and custody of the park site and develop it for local park purposes.

The application was approved by the Director of Planning and the Vancouver City Planning Commission which also wished particularly to indicate support for "C" above.

Members of Council noted that should this rezoning application be approved, the park development should proceed simultaneously with the housing.

The Mayor also instructed Mr. R. Gascoyne, Assistant City Engineer, Traffic, to report on the brief submitted by Mr. Davidowicz respecting bus service for the proposed development.

MOVED by Ald. Sweeney,
THAT the rezoning application not be approved.

- LOST

(Aldermen Bowers, Boyce, Cowie, Harcourt, Marzari, Rankin, and the Mayor opposed)

MOVED by Ald. Cowie,
THAT the rezoning application be approved subject to the proposed park being developed at the same time as the housing development.

- CARRIED

(Aldermen Bird, Kennedy, Sweeney, and Volrich opposed)

3. Area Generally Bounded by Nanaimo, the Lane North of 26th Avenue and the B.C. Hydro Railway

The application by the Director of Planning to rezone the area generally bounded by Nanaimo, the lane north of 26th Avenue and the B.C. Hydro railway, was considered by Council. The present zones are C-1 Commercial District and M-2 Industrial District. The proposed zone is CD-1 Comprehensive Development District.

The CD-1 By-law will restrict the form of development as follows:

USES:	Townhouses Apartment Buildings and customarily ancillary uses (including off-street parking)
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FLOOR SPACE RATIO: Shall not exceed 0.65 and shall be computed as set out in the RS-1 Schedule.

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HEIGHT:	Height not to exceed three storeys plus cellar or basement nor 35 feet measured from the average building grade of Nanaimo Street as determined by the City Engineer.
DWELLING UNITS PER ACRE:	The number of Dwelling Units shall not exceed 26 units per acre.
OFF-STREET PARKING:	One space per dwelling unit shall be provided plus 5 spaces for visitors.

and subject to the following:

- A. Following the CD-1 Comprehensive Development By-Law and prior to the issuance of a development permit, the detailed scheme of development shall be first approved by the Director of Planning after receiving advice from the Urban Design Panel, with due regard to the overall design and the provision and maintenance of useable open space, off-street parking, landscaping, vehicular ingress and egress and garbage collection facilities, and the provision of adequate setbacks and/or berms along the B.C. Hydro right-of-way.
- B. The owner shall formally dedicate land for lane and road widening purposes as set out in the City Manager's Report dated July 6, 1976 and consolidate the site into one parcel and register same in the Land Registry Office.
- C. The owner shall enter into any required bulkhead and utility easement agreements as determined by the City Engineer.
- D. The Scheme of development be designed to accommodate C.M.H.C. design requirements along the B.C. Hydro right-of-way.
- E. That City Council approve the proposed park development and make suitable arrangements for the Board of Parks and Recreation to take over the care and custody of the park site and develop it for local park purposes.

The application was approved by the Director of Planning and the Vancouver City Planning Commission which wish particularly to indicate support of Clause 'E' above, referring to the proposed park development.

MOVED by Ald. Sweeney,
THAT the rezoning application not be approved.

- CARRIED

(Aldermen Marzari and Rankin opposed)

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Cont'd . . .

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COMMITTEE OF THE WHOLE

MOVED by Ald. Volrich,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,
THAT the report of the Committee of the Whole be adopted
and the Director of Legal Services be instructed to prepare and
bring in the necessary amendment to the Zoning and Development
By-law.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 10:00 p.m.

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The foregoing are Minutes of the Special Council Meeting
(Public Hearing) of August 12, 1976, adopted on August 24, 1976,

P. Phillips
MAYOR

K. T. Litch
CITY CLERK